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Million-dollar homes selling well in Louisville this year

Posted By *Tre Pryor* On September 3, 2015 @ 10:15 am In Real Estate | [Comments Disabled](#)

Want to play a game? Yes? I thought you might!

Guess how many million-dollar homes have sold in Louisville since the start of the year. No idea? OK, I'll give you a clue. During this same time period last year, **26 properties sold** for \$1 million or more.

So ... what would you say if I told you this year that number is 37? That's a 42 percent jump right there. Amazing!

To be fair, some of these listings aren't *technically* in Louisville. They're simply listed on our MLS database and promoted locally, which makes sense when you think about it. No one knows *where* their buyer might come from.

For example, the \$2 million, 12,000-square-foot mansion in The Grange, resting on 11 beautiful acres, is located outside of Lexington — definitely not Louisville.

Another is the almost 6,000 acres of land off Highway 329 in Crestwood that sold for \$3.1 million in April. While some might call that Louisville, there's not a house on the land.

These kind of deals don't happen every day. But as the market has picked up, more homes like these are exchanging hands.

Let's look at some of Louisville's most incredible homes.

All Ages Welcome

Four of the 37 properties were freshly built, new construction homes located in neighborhoods off Wolf Pen Branch Road. One is in Harrods Glen, with three more in Spring Farm Lake just down the street.

Once [Canfield Developments](#) ^[1], now both are managed by [Signature Green Properties](#) ^[2] and Mike Jones. This part of Prospect has seen an influx of high-end homes located on smaller lots within a subdivision framework.

But as you can see from the map below, many of Louisville's recently sold million-dollar homes are spread out across Jefferson County, into Oldham and even Shelby counties.

[3]

Select Louisville Luxury Homes

I've chosen a few notable homes to spotlight here. First up is this 75-year-old charmer in Indian Hills.

[4]

This picturesque home in Indian Hills was designed by Stratton O. Hammon.

After only four days on the market, some lucky buyer snatched up this **amazing property** for the tidy sum of \$1.36 million. Designed by one of Louisville's renowned architects, Stratton O. Hammon ^[5], this house, built in 1938, still holds great charm while boasting some tasteful and appropriate updates.

[6]

The epitome of luxury doesn't always mean lots of land. This Lake Forest gem is situated for optimum views while still being conveniently located.

With lake views, a golf course view and even dedicated wooded areas, this home pictured above couldn't be in a better location. The new buyers must have agreed, paying \$1.625 million on June 10 for the right to call it home.

[7]

What luxury home list would be complete without an Anchorage standout?

Situated on 1.4 acres just down the road from Owl Creek Golf Course in Anchorage ^[8], this stately home is just seven years old. It carries the age of a time far past built with today's latest technologies. Like the Westwind home above, this home sold super fast, in just four days.

[9]

Our Glenview mansion took home top honors for the most expensive closed property in 2015.

The most expensive home in our survey is this 5,733-square-foot Glenview estate. Situated on 4.64 acres off Lime Kiln Lane, this property sold for just over \$2.22 million in June of this year.

After selling for \$2.6 million back in 2007, I'd say our new owners got themselves a bit of a deal.

Statistics

Here's how the numbers of these 39 deals come out.

Average List Price: \$1,410,815

Average Sold Price: \$1,362,012

Average Above Grade Square Footage: 5,468

Price Per Above Grade Finished: \$263.44

Average Cumulative Days of Market: 269

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URLs in this post:

[1] Canfield Developments: <http://www.canfielddevelopment.com/>

[2] Signature Green Properties: <http://www.signaturegreenproperties.com/>

[3] Image: http://i2.wp.com/insiderlouisville.com/wp-content/uploads/2015/09/million_dollar_map.jpg

[4] Image: <http://i0.wp.com/insiderlouisville.com/wp-content/uploads/2015/09/20140508202533314130000000-o.jpg>

[5] Stratton O. Hammon: https://en.wikipedia.org/wiki/Stratton_Hammon

[6] Image: <http://i0.wp.com/insiderlouisville.com/wp-content/uploads/2015/09/20140304175050201845000000-o.jpg>

[7] Image: <http://i2.wp.com/insiderlouisville.com/wp-content/uploads/2015/09/20140307163313489135000000-o.jpg>

[8] Anchorage: <http://trepryor.com/Louisville/anchorage>

[9] Image: http://i0.wp.com/insiderlouisville.com/wp-content/uploads/2015/09/orchard_ridge.jpg

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